

PROTECTING YOUR INTERESTS

Your Liability—To limit your own and your client's liability you should have a qualified environmental professional conduct assessments prior to property transfers, urban redevelopment and "brownfields" projects, or for property environmental testing, or site cleanup.

Your Dilemma—To retain a capable professional, you must first identify these individuals. However, anyone can provide certain environmental services in California.

State Assistance—The Registered Environmental Assessor (REA) Program can help you find an environmental professional registered by the State who can perform your environmental work. We maintain a directory of qualified REA registrants with information to contact the professionals in your area.

No Cost—REA staff will conduct a registry search and provide you a listing of the licensed professionals in your area — **FREE OF CHARGE!**

Additional Assistance—REA program staff can also respond to your questions regarding the status of an REA's registration, complaints against an REA, or the areas of expertise of an REA.

Working For You—The REA program is a State resource that is at your disposal, to assist you in finding licensed environmental professionals as you contract for environmental services.

The Registered Environmental Assessor II are the **only** recognized professional environmental registrations in California.

OEHHA's ROLE

The Office of Environmental Health Hazard Assessment manages the REA II program. We evaluate all applications and maintain records on all assessors. We provide an audit and enforcement capacity to ensure the quality of work is maintained.

CALIFORNIA ENVIRONMENTAL
PROTECTION AGENCY

OFFICE OF ENVIRONMENTAL
HEALTH HAZARD ASSESSMENT

REGISTERED ENVIRONMENTAL ASSESSOR PROGRAM

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**THE REGISTERED
ENVIRONMENTAL ASSESSOR (REA)**

REA

Working for You!



WHY DO I NEED AN ENVIRONMENTAL ASSESSMENT?

Failure to perform adequate or appropriate environmental assessment may endanger your client and subject you to major liability.

The “innocent landowner” defense under State and Federal Superfund laws requires that the purchaser perform an assessment using “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practices...” (42 USC § 9601(35)(B)).

An environmental assessment offers valuable assistance during real estate transactions. An environmental assessment prior to purchase, can identify for the all parties the likelihood that hazardous materials, substances or wastes may have been used or may have contaminated a property.

A site assessment and Phase I Assessment Report will provide all parties with documentation of due diligence and disclosure.

Without proper due diligence, you and your clients may be subject to liability. Due diligence is of particular concern at urban infill developments, brownfields development and other urban renewal projects. These projects present great potential for uncovering environmental problems which an environmental assessment may discover prior to property transfer.

WHY USE A REGISTERED ENVIRONMENTAL ASSESSOR?

To paraphrase the residential real estate mantra, the environmental assessment mantra is: “liability, liability, liability.”

Many individuals in California provide environmental services. Not all of these individuals possess the knowledge and experience to protect you and your clients from environmental liability.

Registered Environmental Assessors (REA) are the only individuals whose experience and credentials have been evaluated by the State and found to be qualified to conduct environmental assessments.

About 4,000 professionals have achieved registration as REA's. This means that there is one close to you.

The State maintains the standard of quality for REAs by monitoring and evaluating an REA's work products. Unregistered individuals lack any governmental agency oversight of their work products which may increase your and your clients liability.

Addressing a complaint against an unregistered environmental assessor means going to court. Complaints against an REA are lodged with our office and we investigate and enforce the REA regulations.

REGISTRATION CATAGORIES

All REAs, whether I or II must have significant experience performing environmental assessments, testing, and hazardous site remediation.

Each application for REA I or II registration is individually evaluated by State staff to ensure they possess the required education and appropriate experience.

REA I

The REA I is the basic level of registration. This individual has been found to possess the education and experience to perform the fundamental site inspections of residential or commercial properties (the Phase I environmental site assessment). This individual may also prepare waste reduction plans and conduct other evaluations and assessments.

REA II

These individuals have completed all the requirements for the most stringent level of environmental registration provided by the State. The REA II registrant is a project manager who can conduct all assessments and investigations performed by the REA I, plus, issue cleanup opinions, evaluate risk from contamination and manage the cleanup of contaminated sites. These individuals are required to have significantly greater experience than the REA I registrants, must provide detailed project examples, and must provide a lead regulatory agency reference for registration.